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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(Plg.I(1))

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO MANUFACTURING / INDUSTRIAL USE ZONE FOR MILK PROCESSING UNIT IN NANDIGAMA VILLAGE, KOTHUR MANDAL, MAHABUBNAGAR DISTRICT - CONFIRMATION.

[G.O.Ms.No.101, Municipal Administration & Urban Development (Plg.I(1)), 4th May, 2018.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Notified MDP- 2031 vide G.O.Ms.No.33, MA&UD,dt: 24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.1095(P), 1096(P) of Nandigama Village , Nandigama Mandal (New), Kothur Mandal (Old), Mahabubnagar District (Old), Ranga Reddy District (New) to an extent of Ac. 3-00 Gts., which is presently earmarked for Peri-Urban Use Zone in the Notified MDP-2031 vide G.O.Ms.No.33, MA&UD, dt: 24.01.2013, is now designated as Manufacturing Use Zone, for Milk Processing Unit **subject to the following conditions:**

- (a) The applicant shall obtain prior permission from HMDA before under taking any development in the site under reference.
- (b) The owners / applicants shall hand over the area affected under the notified roads to the local bodies at free of cost.
- (c) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities. Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

- (e) The change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (f) After demolition of the existing building, clearances if any required from Urban Land Ceiling Authorities should not be obtained before approaching the Municipal Authorities for obtaining permission.
- (g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P Agriculture Ceiling Act.
- (h) The Owners / applicants are solely responsible for any misrepresentation with regard to ownership/title, Land Ceiling Clearances etc, and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (i) The change of land use shall not be used as the proof of any title of the land.
- (j) The change of land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
- (k) The owner / applicant before under taking development activity in the site under reference shall demolish existing buildings.
- (l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (m) The applicant shall comply the conditions mentioned in G.O.Ms.No. 168, MA&UD, dt: 07.04.2012.
- (n) The applicant shall comply the conditions mentioned in Lr.No.DB/HD-II/BI/701, dt: 17.12.2014 issued by the Executive Engineer Irrigation and Lr.No.E1/1429/2010, dt: 04.03.2015.
- (o) The applicant shall pay 33% compounding fee for constructing, Industrial Buildings un-authorized without obtaining prior permission from HMDA.
- (p) The applicant shall obtain NOC from the Telangana State Pollution Control Board.

SCHEDULE OF BOUNDARIES

NORTH : Sy. No.1099 of Nandigama (V), RR Dist.

SOUTH : Sy. Nos.1096 /P, 1095/P of Nandigama (V), RR Dist.

EAST : Sy. No.1085 of Nandigama (V), RR Dist.

WEST : Existing NH 7 proposed 60 mtrs. in the notified MDP- 2031.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN ANMAGAL HAYATHNAGAR (V) & (M), RANGA REDDY (D) - CONFIRMATION.

[G.O.Ms.No.102, Municipal Administration & Urban Development (Plg.I(I)), 4th May, 2018.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Revised Master Plan for erstwhile HUDA area for Hayathnagar Zone segment which was notified vide G.O.Ms. No. 288, MA, dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site is in Sy.No.5 (part) situated at Anmagal Hayathnagar (V), Hayathnagar (M), Ranga Reddy Dist. to an extent of Ac. - 1-30 - Gts. which is presently earmarked for Residential Zone, as per the Revised Master Plan for erstwhile HUDA area for Hayathnagar Zone segment which was notified vide G.O.Ms.No.288, MA, dt:03.04.2008, is now designated as Commercial use zone, **subject to the following conditions:**

1. The site is affected under the widening of master plan road, so, applicant has to hand over the road affected area to the local body through registered gift deed at free of cost, at the time of building permission.

2. The applicant shall comply the conditions laid down in the Go.Ms.No. 168, dt: 07.04.2012 and in the G.O.Ms. No. 288, dt:03.04.2008, as amended from time to time.
3. The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and in ULC aspects, if any litigations occurs, the CLU orders will be withdrawn without any notice.
4. The CLU shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
5. The CLU shall not be used as proof of any title of the land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North : Applicant land in Sy.No.21(P) of khalsa Hayathnagar (V), wherein Function hall is existing with the facilities of Kitchen, store, dinning hall, Venue hall with open garden, green rooms (G+1 floor) with toilets and servant rooms.

South : 50'0" wide existing road (same road is proposed as 30.0 mts. wide in the master plan).

East : Neighbour's land in Sy.No.5 (P) of Anmagal Hayathnagar Village.

West : Neighbour's land in Sy.No.5 (P) of Anmagal Hayathnagar Village.

ARVIND KUMAR,
Principal Secretary to Government.

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